

Design & Access Statement

Proposal: External insulation with render finish to gable elevation encompassing an extension to roof verge, installation of an air source heat pump along rear elevation, replacement windows to side and rear elevations and replacement external doors to front and rear elevations.

Location: 123 College Road, Manchester, M16 0AA.

Project Number: PPR004.

April 2022

Proposal

The proposals comprise of a range of retrofit works to an existing semi-detached property, 123 College Road, Manchester, M16 0AA. Works include:

- external wall insulation render to the gable elevation
- extension of the existing roof verge
- installation of an air source heat pump along the rear elevation
- replacement windows to side and rear elevations
- replacement external doors to front and rear elevations.

In addition to the above, the retrofit will involve internal wall insulation to the front and rear elevations, floor and loft insulation and air-tightness works.

All this work combined will dramatically reduce the space heating demand and energy use in the property, and therefore improve comfort and reduce carbon emissions.

The proposals are as part of a whole house retrofit proposed for the property, intended to improve comfort and health for the residents. It will also reduce energy use and carbon emissions in line with:

- The UK's legal commitment to achieve net zero carbon emissions by 2050
- Greater Manchester's commitment to be carbon neutral by 2038
- Manchester City Council's declaration of a climate emergency in July 2019

People Powered Retrofit

This retrofit is one of a number taking place across Greater Manchester and beyond with People Powered Retrofit, a not for profit service offering independent advice and support to help householders plan, procure and deliver their home retrofits to a high standard. You can read more about why we think retrofit is important here: <https://retrofit.coop/guides/why-retrofit>

Context and Heritage

The property sits within the Whalley Range Conservation Area and is part of a number of semi-detached properties along the area's South West boundary. The property is set back from College Road, sits within a generous curtilage and orientated North-East, South-West. The property comprises two storeys with a cellar. The property is not listed and does not form the setting of a listed building.

Whalley range was one of the first Manchester suburbs created during the industrial revolution by businessman Samuel Brooks. As well as constructing his own home (the now demolished Whalley House), Brookes subdivided the area into tree lined avenues and large building plots with *certain conditions to ensure that development was appropriate to his vision*.¹

The conservation area contains a number of historically significant buildings including the former Lancashire Independent College on College Road, St Bede's College, St Edmund's Church, the Church of St Margaret as well as a variety of stucco villas and fine quality houses. Following the Second World War, the area began to decline with larger properties being converted to HMOs or left vacant. The designation of the conservation area status in 1992 has been instrumental in preventing the demolition of larger properties for redevelopment. The Local Authority therefore desires refurbishment of what is left of the existing good quality housing stock.

Control of Development

Development within the Conservation Area is encouraged where the character and original detailing of properties is respected and maintained. Any improvements brought about by small-scale developments and refurbishments are encouraged to match the existing property and context with respect to materials and features.

Amount

The proposal does not involve any increase in the amount of accommodation at the property. As per Association of Greater Manchester Authorities (AGMA) and Central Government guidance, external wall insulation is understood to be an improvement to a property, rather than an extension.

Layout

There are no proposed changes to the layout of the existing property.

¹ Manchester City Council (2022), Whalley Range Conservation Area History, https://www.manchester.gov.uk/info/511/conservation_areas/1226/whalley_range_conservation_area/2, accessed 04.04.2022.

Scale

There are no proposed changes to the scale of development at the existing property.

Landscaping

The proposal involves the installation of an air source heat pump along the rear elevation. The unit will be sited on a new concrete plinth within the existing paved area that runs across the width of the property. Please refer to the proposed site plan for the proposed location. The proposed works do not involve any changes to the front or rear garden areas or existing boundary treatments.

Appearance and Materials

The existing materials palette consists of two types of red facing brickwork, painted stonework and natural slate. The front elevation is faced in red smooth brickwork with openings topped with brick arches and a painted key stone. At the external corner junction, the brickwork switches from red smooth to a red/brown multi common running along the gable and rear elevations.

The front elevation has two different styles of bay window. A two storey, 5-sided bay topped with a gable-on pitched roof structure bookend the pair of semi-detached properties. The heads, sills and pillars of the bay window are in painted stonework. The external walls below the sills are faced in coursed stonework (possibly yellow sandstone). A 3-sided cantilevered bay window sits at first floor level.

The other semi-detached properties along College Road and the surround area (just outside the conservation area) look broadly similar but have been built with slight modifications to the rear (eg. single storey outriggers and bay windows). Some properties within the conservation area have painted their gable elevations (cream or burgundy). Some properties of similar style that border the conservation area have rendered their gable elevations or have installed external wall insulation (see relevant planning history).

The proposal seeks permission to introduce a white render to the secondary and less visible gable elevation. A high-quality mechanically fixed solution will be chosen - allowing the system to be removed in future if required without significant damage to the original brickwork. A 'vapour-open' mineral wool board will be used on the gable elevation, which will allow the existing brickwork to continue to transport water vapour, reducing the risk of damage through interstitial condensation or trapped moisture.

The render used will be a polymer modified type, to allow flexibility and prevent unsightly cracking due to movement. The render colour is proposed as 'limestone white' to complement the existing painted stonework. It is felt that the introduction of white render, on this less historically significant gable wall elevation is appropriate given the benefits in energy and carbon reductions. A better thermal performance is possible with external wall insulation here than would be with internal wall insulation.

With regards to the increase in external wall depth brought about by the external wall insulation render, attention will be paid to the junctions at the roof and the front elevation. The existing roof verge will be extended outwards to account for the increased wall depth. All material and details will match the existing property. The external wall insulation render edges at the front and rear will be in hard wearing stained timber.

The proposed replacement windows and doors are to be triple glazed timber units with glazing pattern and style to match the existing timber windows and doors within the property.

The proposal also includes the installation of an air source heat pump (ASHP). This will be installed in accordance with the published Microgeneration Certification Scheme planning standard for acoustic performance (MCS 020)². The ASHP is located to the rear of the property and away from property boundaries, as shown on the proposed plans. Outside a conservation area, this would normally be considered permitted development.

Relevant Planning Policy

Core Strategy

South Manchester Policy EC9 (Economic Development).

South Manchester Policy H6 (Residential).

Policy EN 4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development.

The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions:

All development must follow the principle of the Energy Hierarchy, being designed:

- To reduce the need for energy through design features that provide passive heating, natural lighting and cooling.
- To reduce the need for energy through energy efficient features such as improved insulation and glazing.
- To meet residual energy requirements through the use of low or zero carbon energy generating technologies
- The use of building materials with low embodied carbon in new development and refurbishment schemes.

The proposal is therefore justifiable based on the above planning policy.

Relevant Planning History

105421/FH/2014/S1, Approved 05.06.2014.

2 Park Drive Whalley Range Manchester M16 0AH

Installation of external wall insulation to side and rear of property, including extension of roof at rear and elevational alterations to side.

² <https://mcscertified.com/wp-content/uploads/2021/10/MCS-020.pdf>

121878/FH/2018, Approved 10.01.2019.
155 College Road Manchester M16 0AA.
Installation of a rear dormer and two roof lights to the front.

Consultation

The householder has made his near neighbours aware of the proposed works and no objections or concerns have been raised.

Staff from People Powered Retrofit held a meeting with senior planning officers at Manchester City Council on Friday 18th March 2022. General approaches to retrofit measures were discussed, including external wall insulation. It was confirmed that applications for works similar to those proposed for this property within conservation areas would need to be submitted for approval.

Supporting Images - This Property



Photograph of front elevation showing adjoining semi-detached property (125 College Road).



Photograph of gable elevation as viewed from the gated side access leading to the rear garden.



Photograph of rear elevation as viewed from the rear garden.

Supporting Images - Neighbouring properties

123 College Road sits within the Whalley Range Conservation area. In the surrounding streets there are a number of similar properties which have had similar works carried out. This includes pale render, including external wall insulation, or pale paint to the gable or front elevations. The photos below are included to illustrate this.



Photograph of 2 Park Drive, Whalley Range, showing external wall insulation system with pale render finish to gable wall, with roof extended over at verge.



Photographs of 57 Wood Road, Whalley Range, showing external wall insulation system with pale render finish to gable wall, with roof extended over at verge.



Photograph of 2 Dudley Road, Whalley Range, showing a mix of pale render and red brick to front elevation with white render on front elevation of next door property.



Photograph of 37 Russell Road, Whalley Range, showing a mix of pale render and red brick to front elevation with white render on side and rear elevations.